

**LIMITED DRI REVIEW - SCOPING CHECKLIST  
REDEVELOPMENT/CHANGE OF USE**

Compact Growth and Resource Protection	Is the project consistent with the land use categories and their characteristics? (check "Yes" if town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision Map	<input type="checkbox"/>	<input type="checkbox"/>
	Is the development clustered on the site?	Preliminary project plans, local zoning	<input type="checkbox"/>	<input type="checkbox"/>
Capital Facilities and Infrastructure	Does the project create new infrastructure?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
	Does the project propose to construct a new wireless facility?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Rural Lands	Is the project site adjacent to rural landscapes or land under active agricultural production?	Staff consultation/preliminary project plans showing prime agricultural lands	<input type="checkbox"/>	<input type="checkbox"/>
	Is the land capable of sustained agricultural production as evidenced by recent use, soils, or adjacent land use?	Staff consultation/preliminary project plans showing prime agricultural lands	<input type="checkbox"/>	<input type="checkbox"/>
<b>Water Resources</b>	<b>Question</b>	<b>Required Info</b>	<b>Yes</b>	<b>No</b>
Drinking Water Quality and Quantity, Marine Water Embayments and Estuaries, Freshwater Ponds and Lakes	Is the project located in a Wellhead Protection Area, Potential Public Water Supply Area, Marine Water Recharge Area, or Fresh Water Recharge Area?	Site locus map showing watersheds described by Water Resources Classifications Maps I & II	<input type="checkbox"/>	<input type="checkbox"/>
Public and Private Sewage Treatment Facilities	Is the project's wastewater facility an on-site septic system or private treatment plant?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Water Quality Improvement Areas, General Aquifer Protection	Is there a net increase in nitrogen load from wastewater, stormwater and turf on-site and does the project's nitrogen load from wastewater, stormwater and turf exceed 5ppm?	Nitrogen loading calculations (as per CCC Technical Bulletin #91-001) comparing existing system design / site development and proposed system design / site development	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management	Does the project substantially improve stormwater management by incorporating Low Impact Designs (LID) to the greatest extent possible?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
<b>Coastal Resources</b>	<b>Question</b>	<b>Required Info</b>	<b>Yes</b>	<b>No</b>
Protecting Maritime Industry, Character and Public Access	Does the project involve a conversion or loss of an existing water-dependent use, any marine infrastructure, or an existing legal public access to the coast?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Hazard Mitigation	Does the project involve any expansion or new site disturbance in, or within 100' of: land subject to coastal storm flowage, barrier beach, coastal dune, or coastal bank?	Preliminary project plans indicting flood zone boundary, and Resource Area delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>
	Is the project located in land subject to coastal storm flowage, coastal beach, bank, dune or barrier beach?	Resource Area delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>
Preserving Coastal Water Quality and Habitat	Does the project involve any alteration of coastal wetland or its 100' buffer zone?	Resource Area delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wetlands/Wildlife &amp; Plant Habitat</b>	<b>Question</b>	<b>Required Info</b>	<b>Yes</b>	<b>No</b>
Wetlands	Does the project involve any alteration of a wetland or vernal pool that is greater than 500 square feet (s.f.) in size?	Resource Area delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>
	Does the project involve any alteration of a 100' buffer to a wetland that is greater than 500 s.f. in size?	Resource Area delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>
	Will the project result in any new or additional direct stormwater discharge into a wetland or waterbody that is greater than 500 s.f. in size?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife & Plant Habitat	Will the project disturb or alter naturally vegetated areas?	Existing conditions plan	<input type="checkbox"/>	<input type="checkbox"/>
	Is the project site mapped as potential rare species habitat by the Massachusetts Natural Heritage & Endangered Species Program (NHESP)?	NHESP Atlas	<input type="checkbox"/>	<input type="checkbox"/>

**Responses in the shaded boxes may be included in the scope of CCC review. Consultation with CCC staff recommended.**

**LIMITED DRI REVIEW - SCOPING CHECKLIST  
REDEVELOPMENT/CHANGE OF USE**

Open Space Protection & Recreation		Question	Required Info	Yes	No
		Will the project disturb or alter a Significant Natural Resource Area (SNRA)?	SNRA map and preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
		Will the project disturb or alter more than 2 acres of land outside a Significant Natural Resource Area?	SNRA map and preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Energy		Question	Required Info	Yes	No
		Has the applicant sought consultation regarding energy-efficient designs?	Consultation Letter	<input type="checkbox"/>	<input type="checkbox"/>
		Will the project seek Energy Star certification?	Statement of Energy Design Intent	<input type="checkbox"/>	<input type="checkbox"/>
		Is the project Mixed Use and located in an Economic Center? (check "No" if town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision Map	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development		Question	Required Info	Yes	No
Low Impact and Compatible Development		Is the project located outside an Economic Center or an Industrial Trade Area? (check "Yes" if town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision Map	<input type="checkbox"/>	<input type="checkbox"/>
		If located in an Industrial Trade Area, will this project accommodate non-industrial uses as defined in the Regional Policy Plan? (check "Yes" if town has not adopted a Land Use Vision Map)	Statement from Applicant	<input type="checkbox"/>	<input type="checkbox"/>
		Is the project located in a resource-based economically productive area?	Existing Conditions Plan, Assessors Data	<input type="checkbox"/>	<input type="checkbox"/>
Balanced Economy		Does the development involve class III gaming?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure Capacity		Will the project develop new infrastructure as defined in the Regional Policy Plan?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Housing		Question	Required Info	Yes	No
Affordable Housing (residential projects)		Does the project include 10 or more units/lots in a town without an inclusionary bylaw that applies to this project?	Preliminary project plans, local inclusionary bylaw	<input type="checkbox"/>	<input type="checkbox"/>
Equal Opportunity		Does the project include 10 or more units/lots in a town without an inclusionary bylaw that applies to this project?	Preliminary project plans, local inclusionary bylaw	<input type="checkbox"/>	<input type="checkbox"/>
Community Participation (commercial projects)		Does the redevelopment project involve additional commercial development?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
		Does the change of use project require more mitigation than the credits received for the existing use?	AH 3.1	<input type="checkbox"/>	<input type="checkbox"/>
Transportation		Question	Required Info	Yes	No
Congestion Management		Will the project generate more than 250 new daily trips?	ITE trip generation manual	<input type="checkbox"/>	<input type="checkbox"/>
Transportation Balance and Efficiency		Will the project generate more than 250 new daily trips?	ITE trip generation manual	<input type="checkbox"/>	<input type="checkbox"/>
Safety		Does the project have direct access on or does the project directly abut a regional roadway?	Cape Cod Metropolitan Planning Organization functional classification	<input type="checkbox"/>	<input type="checkbox"/>
		Will the project generate more than 25 new peak hour trips at a high crash location?	State / local crash data	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Preservation & Community Character		Question	Required Info	Yes	No
Historic Structures / Cultural and Archaeological Resources		Is the building and/or site listed on the National Register of Historic Places or within a National or Local Historic District?	Historic district map	<input type="checkbox"/>	<input type="checkbox"/>
		Is any part of the site known to be archaeologically significant or archaeologically sensitive, including areas within 100' of a wetland or waterbody?	Massachusetts Historical Commission consultation, Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>
		Is there a building or structure on the property, which is more than 75 years old or known to be historically significant?	Local historical commission / staff consultation	<input type="checkbox"/>	<input type="checkbox"/>

**Responses in the shaded boxes may be included in the scope of CCC review. Consultation with CCC staff recommended.**

**LIMITED DRI REVIEW - SCOPING CHECKLIST  
REDEVELOPMENT/CHANGE OF USE**

Site and Building Design	Is the redevelopment proposed within a distinctive area, such as a historic district, along a scenic road, cultural landscape, regional road or shoreline?	Staff consultation	<input type="checkbox"/>	<input type="checkbox"/>
	Outside of distinctive areas, does the project consist of a single mass greater than 50,000 s.f.?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
	Does the project incorporate site design and building design features consistent with the Commission's design manual and design manual addendum guidelines?	Staff consultation	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hazardous Materials &amp; Waste</b>	<b>Question</b>	<b>Required Info</b>	<b>Yes</b>	<b>No</b>
Hazardous Materials and Waste Management	Does the project involve a net increase in hazardous materials or wastes in an existing or potential public water supply area?	Project inventory, RPP map	<input type="checkbox"/>	<input type="checkbox"/>
	Does the project use, handle, generate, treat or store hazardous waste?	Project inventory	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	Does the project involve greater than 25,000 s.f. of new commercial development?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
<b>Local Concerns</b>	<b>Question</b>	<b>Required Info</b>	<b>Yes</b>	<b>No</b>
Town Concerns	Has the town identified issues or concerns that should be addressed through DRI review?		<input type="checkbox"/>	<input type="checkbox"/>
Public Concerns	Has the public identified issues or concerns?		<input type="checkbox"/>	<input type="checkbox"/>

***Responses in the shaded boxes may be included in the scope of CCC review. Consultation with CCC staff recommended.***